

THE PRESERVE AT ROCK CREEK

HOA NEWSLETTER

3rd QUARTER 2020

Hello Neighbors,

I have returned as the voice of your newsletter!

Longtime residents may remember me from 2015 when I published our inaugural newsletter.

I am looking for volunteers to help me with the Communications Committee with some of the projects I have planned. I feel that the Nextdoor site isn't adequate, and I find myself skipping it as other neighborhoods can see our business and there are too many ads. In lieu of Nextdoor, as one of my projects, I am looking at utilizing our Facebook site that John S. setup in parallel with our community website back in 2015. This Facebook site is named "[The Preserve At Rock Creek](#)". I will be taking this site private and restricting access to our neighborhood residents. Facebook message me (Jim Liaw) to be added as a member!

Since my last newsletter, the whole neighborhood has finally been completed. Many of your neighbors have stepped up to volunteer for the various committees, which all serve the common purpose of making the PRC the BEST that it can be. We continue to evolve as we are no longer a brand-new neighborhood, where virtually any issues were just forwarded to Stanley Martin as our land developer. The handover from builder to homeowner control went relatively smoothly. Growing up in the area, I always heard from those that "knocked" on HOA's. If you drive around the area, you can quickly see which neighborhoods are under an HOA and those that aren't. The HOA wants the same thing you do; To maintain visual aesthetics, smooth operations/maintenance of our common areas, and to protect our property values.

Our last two Board of Director (BOD) meetings were on June 1st & August 3rd and were conducted using the Zoom video conferencing application. When participating, please sign in via the desktop or mobile application as opposed to calling in via one of the supplied telephone numbers when possible. For those that do log in, please list your full name so that it can be noted for attendance & quorum purposes. We had a small background noise issue where a few participants forgot to mute their mics. Please stay muted unless speaking, otherwise, the online meetings were a success, and meetings for the near future will be conducted in this manner.

I hope that I can succeed in making the newsletter useful and exciting for everyone, and as before, I will always welcome your input!

-Jim

Jim Liaw – Heartwood Drive (since 2015)

www.PreserveRockCreek.org

COMMUNITY CONTACTS

Community Manager

Sean Hall

1-800-336-8009

sean.hall@pmpbiz.com

Board of Directors

John Scheck - President

John Shi - Vice President

Tom McDowell - Treasurer

Damon Riley – Secretary

Souware-K Wang–Member

Chuanming Gao – Member

Covenants Committee

Damon Riley – Chair

Joong Kim

Julie Hong

Vincent Lau

John Shi

Social Committee

Kristine Bissell - Chair

Lalla Maiga

Francisco Mendoza

Shirley Hsieh-Lau

Communications Committee

Jim Liaw

Community Website

www.preserverockcreek.org

Questions/Concerns?

contact@preserverockcreek.org



Community Checklist:

1. **Please email any comments, concerns or questions to:** ["contact@preserverockcreek.org"](mailto:contact@preserverockcreek.org) This will go to our property manager and allow the Board of Directors (BOD) to see your comments and concerns and to be aware of what is happening in the neighborhood. I've noticed that many neighbors have had various issues over the years and fretted that no one was listening. This ensures that your concerns are reaching the right audience.
2. **Smoke/CO Detector RECALL:** This may apply to you. Our builders installed hard-wired smoke/CO detectors that have since been recalled. The issue is that when they wear out, they chirp. Replacing the battery should not stop the chirping if the unit is worn out, but for some units, it does. So, you may think your unit is working because the chirp stopped, but it's not performing. Model affected is Kidde KN-COSM-1B. Click here for more info → [Consumer Product Safety Commission](#)
3. **Parking:** When parking on the street, please be careful not to park on the grass and try not to park opposite of anyone's driveway. Doing so makes it very difficult for people to back out of their driveways and increases the risk of an accidental bump. In my daily walks, I've noticed that this is a continuing issue. Let's try to be more observant about this and be considerate for your neighbors.
4. **SPEEDING:** The speed limit in the neighborhood is 25mph. With most of us at home and the kids in virtual learning until next January 2021, please mind your speed.
5. **Trash Collection:** Trash collection will occur EVERY Monday and Thursday, the only exceptions being if either Christmas Day or New Year's Day falls on one of these days. In that case, trash will not be picked up and will resume on the following normal collection day. Trash cans are to be stored out of sight, brought out only on collection days. Reminder, consecutive failures to comply may result in a warning letter followed by penalties...
6. **Recycling:** Any week where there is a holiday, the recycling schedule is shifted and will occur one day later in the week, which in most cases makes it Friday. Recycle bins are to be stored out of sight, brought out only on collection days. Reminder, consecutive failures to comply may result in a warning letter followed by penalties...
7. **Lawn Care:** Our property manager is reminding the landscapers that they are contracted to mow the community areas every 7-12 days. Please be aware that you are responsible for the grass around your property all the way up to the street. Please continue to water, mow, trim and weed the areas between the sidewalk and street to include the swale (ditch) in addition to the grass between your house and the sidewalks. Reminder, failure to comply may result in a warning letter followed by penalties...
8. **Street Trees:** Please water the street trees in front of your property. The trees are county property, but homeowners are responsible for watering. The BOD has decided to have our landscapers remove dead trees and shrubs as they are discovered rather than bringing them up every meeting. Any replacements that are needed will be taken care of in the fall season.
9. **Exterior Modifications:** ALL exterior modifications require approval from the Covenant Committee before starting any work. The Architectural Guidelines and Application are available on the community web site at PreserveRockCreek.org under the section titled "[Documents](#)".
10. **Email Consent:** If you have not already given permission for us to deliver HOA documents to you via email, please do so. This will save the HOA (you) the cost of printing and mailing. Please visit the HOA web site at PreserveRockCreek.org and click on Documents.
11. **Leash Law:** Dogs should be on a leash in public areas unless participating in a qualified activity. Please remember that many of your neighbors utilize the excellent sidewalks that span the entire neighborhood, and some may become nervous upon encountering an unleashed dog. IF you come upon an unleashed dog, try to avoid contact by crossing the street. The owner should get the hint. If you see someone walking a dog without a leash, please call the Montgomery County Police at the non-emergency number: 301-279-8000. Hopefully, this would be a last resort.
12. **Noise Complaints:** The current Montgomery County noise ordinance says that disturbances occurring between the hours of 9:00pm-7:00am weekdays and 9:00pm-9:00am on weekends constitute such a violation and should be reported to the Montgomery County Police using the non-emergency number: 301-279-8000.



Committee Updates

- **Social:** Annual picnic suspended due to the ongoing COVID-19 health crisis.
- **Communications:** I am looking for a volunteer or two to help with newsletter content and our private Facebook Community page.

CALENDAR of EVENTS

Next HOA Meeting

Mon, 9/14/2020
HOA Annual & Sept BOD

7:00p – 9:00p

Location: Virtual via Zoom

Mon, 10/05/2020
Oct BOD

Mon, 12/7/2020
Dec BOD

Remember: Please provide your name when logging into Zoom via the desktop or mobile apps. This is important so that you can be counted in attendance and to establish quorum and participate in discussions. Please keep yourself muted when not talking so to cut down on the background noise so the rest of the participants can hear the meeting.



Next Covenants Committee Meetings

Tues, 9/1/2020
Tues, 9/6/2020
Tues, 11/3/2020

7:00p – 9:00p

Location: Virtual via Zoom



And..... Onward

- On Thursday, Aug. 6, the Montgomery County Board of Education discussed Montgomery County Public Schools' (MCPS) draft Recovery of Education Plan for the 2020-2021 school year. The draft guide provides an overview of the district's plan for virtual instruction for the first semester. **The Board voted to approve a virtual-only reopening for the 2020-2021 school year, which begins on Monday, Aug. 31.** MCPS will work with local and state leaders in November to reassess the decision and make recommendations for possible in-person instruction starting in the second semester if health conditions allow.
- The Greater Olney Civic Association has an organized group to address the ICC sound protection and other noisy issues such as motorcycles, etc. As discussed in our August board meeting, the Board thought that it would be useful for our community to be aware of this and get involved since it significantly impacts our community too. We had a sound protection committee but dissolved a couple of years ago, please reach out to your board if interested in creation of a new sound protection committee. [Greater Olney Civic Association](#)
- **FREE Trees?** HOA President – John Scheck and Covenants Committee Chair – Damon Riley are checking with Tree Montgomery to see about obtaining trees for the neighborhood. They are not just for the public areas, rather for your own yards! It is a county program that gives away native shrub trees. If you are interested in finding out more, reach out to John & Damon via an email message to Board@PreserveRockCreek.org.
- And just brought to me by a neighbor regarding the paved trails.... Please mind social distance spacing on the trails. If you're taking a break, please give way to those walking by so they don't have to walk into the brush to get around you. A little consideration for each other is the mark of a good neighbor!

Thanks for taking the time to read my first newsletter as the new Chair of the Communications Committee. If you're on Facebook, don't forget to drop me a line so I can add you to our private page. Please offer your comments on how you think we can be an even better community. I want to try to address at least one for each future newsletter.

Please see the attached announcement from the Montgomery Parks regarding the annual deer population control operations.

Remember: A lot of info such as meetings & events can be found on our website! www.PreserveRockCreek.org

Thanks!

jim@preserverockcreek.org

Additional County & State Information:

MONTGOMERY PARKS ANNOUNCES 2020-2021 ANNUAL DEER POPULATION MANAGEMENT OPERATIONS AND RELATED PARK CLOSURES

No additional locations will be added this year due to the COVID-19 crisis.

Silver Spring, MD – [Montgomery Parks](#), part of The Maryland-National Capital Park and Planning Commission (M-NCPPC) will begin its annual [deer population management program](#) from September 2020 into March 2021. Management will take place in 54 parks which amounts to more than 50% of Montgomery Parks total land area. No additional locations have been added this year due to the COVID-19 crisis.

Montgomery Parks Deer Management Program includes archery and/or shotgun managed deer hunting, or Park Police-based sharpshooting operations. All participants in the programs will adhere to state and county health and safety protocols when applicable, including physical distancing and face covering guidelines.

“Montgomery County is a mosaic of urban, suburban, and agriculturally developed lands. This gradient of development brings with it, excellent “edge” habitat, rich in food and cover resources for deer to thrive. This favorable habitat, combined with limitations on hunting and a lack of other predators, results in overabundant deer populations and increased impacts to the environment and human interests.” said Ryan Butler, Montgomery Parks Wildlife Ecologist. “Our deer population management efforts are intended to address these matters of public safety, natural resources protection, and other concerns of county residents. Across all program elements, the safety of residents remains our top priority.”

The Deer Population Management Program was initiated 24 years ago to address overabundant deer populations in many areas of the county that result in deer-automobile accidents, excessive damage to the environment, private landscapes and agriculture, and concerns over disease. Once programming is implemented and established in these areas, routine maintenance is typically required to balance deer with the available habitat and human land uses.

Over 20,600 deer have been removed from select parks since the inception of the program. All of the resultant deer meat is utilized and/or donated by managed hunting participants or, in the case of Park Police-based sharpshooting, donated to the Capital Area Food Bank—over 337,000 pounds to date.

Signs (yellow with black lettering) alerting the public of all hunts are posted in advance throughout and surrounding the affected parks, at all park entrances, and in select communities surrounding the affected parks.

Archery and Shotgun Managed Hunting:

Archery and shotgun managed deer hunting are conducted by qualified, pre-screened hunters, under the direction and oversight of Montgomery Parks professional staff. Archery Managed Deer Hunting occurs from September through January, currently in 14 parks (park units), and does not require the parks to be closed. [Lottery-based and Cooperative Managed Deer Hunts](#) (shotgun) take place in 11 parks (park units) which are closed to the public for each 24-hour period while operations are underway. (A complete schedule of hunt dates and locations is [available online](#))

Park Police-based Sharpshooting Operations:

Park Police-based sharpshooting operations are conducted at night by highly trained and certified Park Police sharpshooters, in cooperation with parks wildlife ecologists, under stringent guidelines, from February – March 2021. Thirty-three park units are included in these operations. These parks, including all trails, are closed in preparation for and during the operations from sunset – sunrise (when parks are typically closed, per [Park Rules and Regulations](#)).

Questions or comments regarding deer management programming may be directed to Parks Information & Customer Service Office by phone 301- 495-2595 or email Info@montgomeryparks.org Please include your full name and address to allow for record keeping and response as appropriate.

Driver Safety Tips

The risk of deer vehicle collisions increases from late autumn through December with the onset of the deer breeding season, and because food sources are shifting.

Montgomery Parks urges residents and drivers to plan ahead and offers the following recommendations:

- Be alert for deer on or near roadways and take precautions.
- Be aware that deer are most active from dusk through dawn.
- Look for eye-shine along road edges.
- Deer may travel in groups, so if you see one deer expect others.
- Pay attention to deer crossing signs; these signify areas where multiple accidents have occurred.

- Never swerve to avoid colliding with a deer.
- A collision with a deer can happen on any roadway in the county but be particularly cautious in areas where you observe deer often and where woodlands/natural habitat run adjacent to the roadway.

For more information on deer and deer management in Montgomery County, and the 2020-2021 management schedule, please visit www.ParksDeerManagement.org

About Montgomery Parks

Montgomery Parks manages more than 37,000 acres of parkland, consisting of 424 parks. Montgomery Parks is a department of The Maryland-National Capital Park and Planning Commission (M-NCPPC), a bi-county agency established in 1927 to steward public land. M-NCPPC has been nationally recognized for its high-quality parks and recreation services and is regarded as a national model by other parks systems. www.MontgomeryParks.org

Accessibility

Montgomery Parks, part of The Maryland-National Capital Park and Planning Commission, encourages and supports the participation of individuals with disabilities. Please contact the Program Access Office at 301-495-2581 (Voice/TTY), MD Relay 7-1-1 or 800-552-7724 or ProgramAccess@MontgomeryParks.org to request a disability modification.

Visit www.MontgomeryParks.org/access for more information.